

**VILLAGE OF PORT CHESTER  
ZONING BOARD OF APPEALS AGENDA  
SEPTEMBER 16, 2010**

---

**Case No. 1485**

Michiel A. Boender, AIA – Applicant  
163 North Main Street  
Port Chester, NY

Marion and Cathleya Castillo – Owners  
277 Madison Avenue  
Port Chester, NY

**277 Madison Avenue**

Applicant proposes to construct a second story addition. The premise is located in a R7 zone. Variances are required per Section 345-40, Part II, Dimensional Regulations: Side yard setback requires 10'0", applicant proposes 4'0", total of two side yards setback requires 20'0", applicant proposes 15.5' and lot width requires 70'0", applicant proposes 52'0". This application was adjourned at the 8/19/10 hearing.

**Case No. 1487**

Oscar Ovalle – Applicant  
309 Greenwich Avenue  
Greenwich, Ct

Gloria Gonzalez – Owner  
21 Gilbert Place  
Port Chester, NY

**21 Gilbert Place**

Applicant proposes to convert two family into a one family (building #1) and convert detached garage second floor space from storage to a one family unit (building #2). The premise is located in a R2F zoning district. Variances are required per the following: Section 345-42, Part I, Use Regulations: Two family dwelling including covered one family dwelling on adequate lot is a permitted use. Section 345-42, Part II, Dimensional Regulations (both buildings): Maximum floor area ratio requires 4,000 square feet, applicant proposes 4,201 square feet. Minimum open space requires 800 square feet per unit, 1,600 square feet required, -0- feet proposed and existing. Section 345-42, Part II, Dimensional Regulations (Building #1): Front yard setback requires 20'0", 0.51' proposed and existing. Side yard setback requires 8'0", 0.60' proposed and existing. Total of two side yards on interior lot requires 14'0", 12.5' proposed and existing. Section 345-42, Part II, Dimensional Regulations (Building #2): Side yard setback requires 8'0", 1.87' proposed and existing. Total of two side yards on interior lot requires 14'0", 4.67' proposed and existing. Rear yard setback requires 30'0", 0.95' proposed and existing. Section 345-6(I)(3), Accessory Off-Street Parking: Parking shall not be located within a required front or side yard, applicant proposes one (1) parking space in front of house. Section 345-6(I)(4), Access Driveways: Driveway through required front and side yard shall not exceed 10'0", 23.3' proposed and existing. This application was adjourned at the 8/19/10 hearing.

**Case No. 1489**

Michael Rozins  
350 South Broadway  
Tarrytown, NY

**211 Irving Avenue**

Applicant proposes to install an 11'6" x 23' high storage silo for flour. The premise is located in a C1 zoning district. Variances are required per Section 345-6(F): Accessory Buildings, Structures and Uses: Storage of dust –producing substances as an accessory use shall not be within 50'0" of any side or rear lot line or within 100'0" of any front line; and Section 345-47, Part II, Dimensional Regulations: Minimum side yard and rear yard setbacks require 12'0" (half the height of the structure), applicant proposes 2.33'. This application was adjourned at the 8/19/10 hearing.

**THE ZONING BOARD OF APPEALS MEETING WILL BE HELD AT 7:00 O'CLOCK IN THE EVENING AT THE COURT ROOM, POLICE HEADQUARTERS BUILDING, at 350 NORTH MAIN STREET, PORT CHESTER, NEW YORK.**